



# USER'S GUIDE TO THE HERNDON ZONING ORDINANCE

## 7. Overview of Chesapeake Bay Provisions

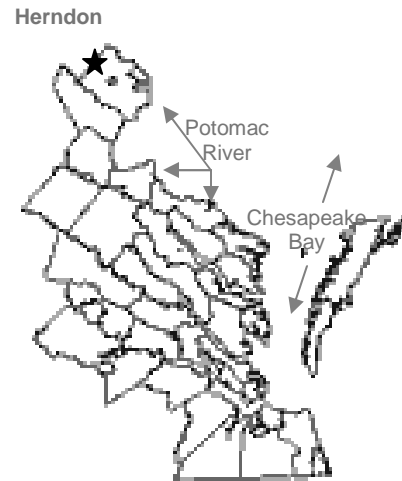
(See Zoning Ordinance § 78-304.4, *Chesapeake Bay Preservation Area Overlay District*)

*The Town of Herndon Zoning Ordinance User Guide series provides the public with general information on land use regulations affecting activities undertaken by the public and administered by the Herndon Department of Community Development. It is not intended to be a complete statement of all applicable regulations. Individuals are encouraged to contact the Department of Community Development at 703-787-7380 for complete permitting requirements.*

### What does the Chesapeake Bay have to do with Herndon?

The Virginia General Assembly enacted the Chesapeake Bay Preservation Act in 1988, requiring Tidewater jurisdictions to use effective conservation planning and pollution prevention practices when using and developing environmentally sensitive lands. The Act expanded local government authority to manage water quality and established a more specific relationship between water quality protection and local land use decision-making.

Herndon is one of the Tidewater localities as defined by the Commonwealth. Each Tidewater locality was required to adopt, maintain and enforce a program based on the Chesapeake Bay Preservation Act and the resulting regulations adopted by Virginia's Chesapeake Bay Local Assistance Board. The Regulations address non-point source pollution by identifying and protecting certain lands called Chesapeake Bay Preservation Areas. The lands that make up Chesapeake Bay Preservation Areas are those that have the potential to impact water quality most directly. Generally, there are two types of land features: those that protect and benefit water quality (Resource Protection Areas, or RPAs) and those that, without proper management, have the potential to damage water quality (Resource Management Areas, or RMAs). In 1990, the Town adopted regulations in the Town Code to comply with the Chesapeake Bay Preservation Act and the regulations of the Chesapeake Bay Local Assistance Board. Under the Town Council's action in 1990, all land in Herndon is an RMA, RPA or a special designation called an Intensely Developed Area (IDA).



Tidewater, Virginia, as defined by the Virginia General Assembly

### How do the Chesapeake Bay Regulations affect Development in Herndon?

All land in the Town is subject to Zoning Ordinance § 78-304.4, *Chesapeake Bay Preservation Area Overlay District*. The most restrictive regulations apply to the Resource Protection Areas (RPA). A person contemplating development on any property that includes or is near streams or wetlands (areas that are permanently wet with special soil conditions and certain plant growth) should check to verify whether or not the property is zoned as an RPA by calling or visiting the Herndon Department of Community Development. If the property is zoned as an RPA, development options may be limited and should be discussed with Town staff prior to proceeding with development plans.

Whether the development is in the RPA or the Resource Management Area (RMA), the development likely is subject to review through the submittal of a site plan, single lot development plan, or subdivision plan (see User Guide [#5. Site Plan Review Procedures](#)). If so, the plan must include

- preservation of existing native plants;
- use of pavement using grids, modules or other means to permit water to pass through it;
- appropriate stormwater management methods;

- evidence of federal, state or local permits for disturbing wetlands, if applicable;
- a water quality assessment for land in the RPA, and sometimes in the RMA; and
- detailed information as outlined in applicable paragraphs of Zoning Ordinance § 78-304.4 and § 78-202.6.

For more detailed information, see [User Guide #34: Chesapeake Bay Provisions for Homeowners: Step by Step Approval Process for Single-Family Detached and Duplex Dwellings](#).

## Need more information?

Have a question regarding required permits, the permit process, or application requirements? Call or make an appointment to see a member of the staff in the **Department of Community Development at 703-787-7380**.

Have a question regarding Building Permits or Construction Codes? Call or make an appointment to see the **Building Official at 703-435-6850**.

Visit the Town of Herndon on the web at [www.herndon-va.gov](http://www.herndon-va.gov) for the Zoning Ordinance User Guide series or to access the Town Code. Town offices are located at the Herndon Municipal Center at 777 Lynn Street, Herndon, Virginia, 20170.

## User's Guide to the Zoning Ordinance Series

- |  |   |
|--|---|
| 1. Neighborhood Meetings and Public Participation in the Planning and Zoning Process | 20. Parking on Lots with Single-Family Detached Dwellings   |
| 2. Zoning Map Amendments   | 21. Landscape and Buffer Requirements   |
| 3. Signs   | 22. Explanation of Variances, Waivers, Adjustments, and Exceptions  |
| 4. Special Exceptions  | 23. Fee Schedule  |
| 5. Site Plan Review Procedures   | 24. Temporary Use Permits, Special Events   |
| 6. Single Lot Development  | 25. Day Care, Child Care, Preschool and Home Day Care   |
| 7. Chesapeake Bay Provisions   | 26. Zoning Inspection and Zoning Appropriateness Permits  |
| 8. Traffic Impact Studies  | 27. Written (Mailed) Notification to Adjacent Property Owners for Scheduled Public Hearings                                 |
| 9. Subdivision Site Plans  | 28. Refuse Collection on Private Property   |
| 10. Unified Commercial Subdivisions  | 29. Exterior Lighting Standards   |
| 11. Performance Guarantees   | 30. Vacating a Street Right-of-Way  |
| 12. Heritage Preservation Regulations  | 31. Portable Storage Units  |
| 13. Board of Zoning Appeals  | 32. Building Location Surveys   |
| 14. Conducting a Business in the Home  | 33. Water Quality Impact Assessments  |
| 15. Fences   | 34. Chesapeake Bay Provisions for Homeowners: Step by Step Approval Process for Single-Family Detached and Duplex Dwellings |
| 16. Accessory Structures   | 35. Roll-Off Dumpsters  |
| 17. Summary of Permitted and Allowed Uses in the Zoning Districts                    | 36. Bed and Breakfast Establishments  |
| 18. Summary of Dimensional Standards in the Zoning Districts                         |   |
| 19. Commercial Vehicle Parking in Residential Districts                              |   |

## TOWN OF HERNDON

*Enriching the Quality of Life and Promoting a Sense of Community*